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DK W BK 774 PG 739  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared By:  
Rawlings & MacInnis, P.A.  
P.O. Box 1789  
Madison, Ms. 39130  
(601)898-1180

Return to:  
Rawlings & MacInnis, P.A.  
P.O. Box 1789  
Madison, Ms. 39130  
(601)898-1180

**SUBSTITUTED TRUSTEE'S DEED**

GRANTOR:  
Rawlings & MacInnis, P.A.  
P.O. Box 1789  
Madison, Ms. 39130  
(601)898-1180

GRANTEE:  
West Bankhead Properties LLC  
4561 Minden Road  
Memphis, TN 38117  
(662) 538-5389

INDEXING INSTRUCTIONS: Part of Lot 9 of Beaty's unrecorded S/D, SW ¼ of Section 10, T2, R6W, Desoto County, Ms.

WHEREAS, on November 12, 2009 Carlise A. Grice, executed a certain Deed of Trust to L. Scott Pickle, Trustee for Merchants & Farmers Bank, beneficiary, which deed of trust was recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 3132 at Page 541; and,

WHEREAS, on May 12, 2015 the Chancery Court of DeSoto County, Mississippi entered an Order of Reformation and Confirmation of Title in Cause No. 17CH1:12-cv-01467 correcting the legal description of the Deed of Trust, which Order was recorded in the office of the Chancery Clerk of said County in Book 770 at Page 718; and,

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WHEREAS, Renasant Bank, successor by merger to Merchants & Farmers Bank, now being the owner of the indebtedness and holder of the note secured by the Deed of Trust, substituted Jeff D. Rawlings in the place and stead of L. Scott Pickle or any subsequently appointed substituted trustee, said Substitution of Trustee being recorded among the records of the Chancery Clerk of said County in Book 4011 at Page 651; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Renasant Bank, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and foreclose said Deed of Trust as to the property described herein, said Substituted Trustee did cause a Substituted Trustee's Notice of Sale to be published in "*DeSoto County Tribune*" on September 1, 8, 15, 22, 2015 a Proof of Publication being attached hereto, and did post a notice in the manner and for the time required by law; and;

WHEREAS, the 23rd day of September 2015, having arrived through his appointed auctioneer Jon Mims, said Substituted Trustee did offer the following described land and property for sale between the hours of 11:00 A.M. and 4:00 P.M., at the Front of the DeSoto County Courthouse located at 2535 Highway 51 South, Hernando, Mississippi, to the highest and best bidder for cash, at which time West Bankhead Properties LLC did bid the sum of \$16,743.00 and did become the highest and best bidder.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of \$16,743.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Jeff D. Rawlings, Substituted Trustee, do hereby sell and convey unto West Bankhead Properties LLC the

following described land and property, being described in the aforesaid Deed of Trust recorded in the land records of the Chancery Clerk of DeSoto County, Mississippi, to-wit:

**TRACT 1**

Part of Lot 9 of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in the Southwest Quarter (SW ¼) of Section 10, Township 2, Range 6 West, in DeSoto County, Mississippi, said part being shown on a plat of DeSoto Heights Subdivision of record in Book One, at Page 33, in the records of the Chancery Clerk of DeSoto County, Mississippi, the part herein conveyed being more particularly described as follows:

BEGINNING at a point in the easterly side line of Mississippi State Highway No. 305 which is 303.97 feet northwardly from the center line of College Road said point being the southwest corner of Lot 6 of DeSoto Heights Subdivision; thence southwardly with the easterly side line of Mississippi State Highway No. 305, 100 feet to a point; thence eastwardly, parallel with the south line of said Lot 6, 225 feet, more or less, to the west line of Lot 8 of Beaty's unrecorded subdivision; thence northwardly with the east line of said Lot 8, 100 feet to a point, the southeast corner of Lot 6 of DeSoto Heights Subdivision; thence westwardly with the southerly line of said Lot 6, 222.2 feet to a point of BEGINNING.

And being all of that same property described and conveyed by warranty deed of record in Book 65, Page 515, in said Chancery Court Clerk's records.

**TRACT II**

Part of Lot 9, of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in SW ¼ of Section 10, Township 2, Range 6 West, in DeSoto County Mississippi, said part being shown on plat of DeSoto Heights Subdivision of record in Book 1, Page 33, in the records of the Chancery Court Clerk of DeSoto County, Mississippi, and being more particularly described as follows:

BEGINNING at a point in the east line of Mississippi State Highway 305, 100 feet South of the South line of Lot 6 of said DeSoto Heights Subdivision; thence Eastwardly and parallel to the South line of said Lot 6, 140 feet more or less, to a point; thence Southwardly parallel to the East line of said Mississippi State Highway No. 305, 190 feet more or less to a point in the North line of College Road; thence Westwardly with the Northerly side line of College Road to a point where said Northerly side line intersects the Easterly side line of Mississippi State Highway No. 305; thence Northwardly with the East side line of said Highway, 175 feet more or less, to the point of beginning.

LESS AND EXCEPT: A 0.62 acre lot in part of Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi.

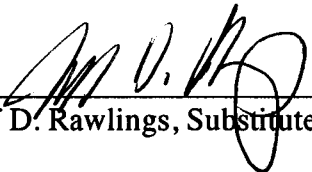
Beginning at a point in the east right of way of MS Hwy. 305 (80 ft. wide), said point being 100.0 feet South of the southwest corner of lot 6 of

DeSoto Heights Subdivision in Sect. 10, T-2-S, R-6-W; thence South 87 deg. 04' east 124.04 feet to a corner post in an existing fence; thence

South 4 deg. 51 minutes East 159.15 feet along said fence to a point; thence South 10 deg. 39 minutes West 56.34 feet along said fence to a point in the centerline of College Road; thence North 82 deg. 22 minutes West, 124.12 feet along said centerline of College Road to a point in the east right of way of MS Hwy. 305; thence North 1 deg. 06 minutes West 203.85 feet along said right of way to the point of beginning. Being the same property conveyed to Shirley Dale (Brown) Ammons at Warranty Deed dated May 31, 2001, in Book 0393, Page 0488, in the Chancery Clerk's Office of DeSoto County, Mississippi.

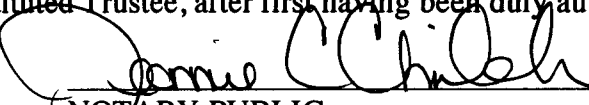
The undersigned believes that his title as such Substituted Trustee is good, but he conveys only such title as is vested in him by the Deed of Trust aforesaid.

WITNESS the signature of the Substituted Trustee, this 23<sup>rd</sup> day of September 2015.

  
\_\_\_\_\_  
Jeff D. Rawlings, Substituted Trustee

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of September 2015, within my jurisdiction, the within named Jeff D. Rawlings, Substituted Trustee, who acknowledged that he executed the above and foregoing instrument in his capacity as such Substituted Trustee, after first having been duly authorized so to do.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

*7/12/16*



Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MS }  
COUNTY OF DESOTO } SS

Diane Smith, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, MS; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

September 01, 2015, September 08, 2015, September 15, 2015, September 22, 2015

That said newspaper was regularly issued and circulated on those dates.

SIGNED

Diane Smith  
Clerk

Subscribed to and sworn to me this 22nd day of September 2015.

Judy Hayes  
JUDY HAYES, Notary, DeSoto County, MS

My commission expires: October 01, 2017

00002393 00039208

Jeannie Chisolm  
Rawlings & MacInnis, P.A.  
P.O. Box 1789  
Madison, MS 39130-1789



SUBSTITUTED TRUSTEE'S NOTICE OF SALE  
WHEREAS, on November 12, 2009 Carlise A. Grice, executed a certain Deed of Trust to L. Scott Pickle, Trustee for Merchants & Farmers Bank, beneficiary, which Deed of Trust was recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 3132 at Page 541; and,  
WHEREAS, on May 12, 2015 the Chancery Court of DeSoto County, Mississippi entered an Order on Reformation and Confirmation of Title in cause no. 17CH1:12-cv-01467 correcting the legal description of the Deed of Trust, which Order was recorded in the office of the Chancery Clerk of said County in Book 770 at Page 718; and,  
WHEREAS, Renasant Bank, successor by merger to Merchants & Farmers Bank, the present owner of the indebtedness and holder of the above described Deed of Trust, substituted Jeff D. Rawlings in the place and stead of L. Scott Pickle or any subsequently appointed substituted trustee, said Substitution of Trustee being recorded in the office of the Chancery Clerk of said County in Book 4011 at Page 651; and,  
WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Renasant Bank, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.  
NOW, THEREFORE, I, Jeff D. Rawlings, Substituted Trustee in said Deed of Trust, will on the 23rd day of September 2015, offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the Front Door of the DeSoto County Courthouse, located at 2535 Highway 51 South, Hernando, Mississippi to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:  
TRACT 1  
Part of Lot 9 of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in the Southwest Quarter (SW ¼) of Section 10, Township 2, Range 6 West, in DeSoto County, Mississippi, said part being shown on a plat of DeSoto Heights Subdivision of record in Book One, at Page 33, in the records of the Chancery Clerk of DeSoto County, Mississippi, the part herein conveyed being more particularly described as follows:  
BEGINNING at a point in the easterly side line of Mississippi State Highway No. 305 which is 303.97 feet northwardly from the center line of College Road said point being the southwest corner of Lot 6 of DeSoto Heights Subdivision; thence southwardly with the easterly side line of Mississippi State Highway No. 305, 100 feet to a point; thence eastwardly, ~~parallel with the south line of said Lot 6, 225 feet~~ more or less, to the west line of Lot 8 of Beaty's unrecorded subdivision; thence northwardly with the east line of said Lot 8, 100 feet to a point, the southeast corner of Lot 6 of DeSoto Heights Subdivision; thence westwardly with the southerly line of said Lot 6, 222.2 feet to a point of BEGINNING.  
And being all of that same property described and conveyed by warranty deed of record in Book 65, Page 515, in said Chancery Court Clerk's records.  
TRACT II  
Part of Lot 9, of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in SW ¼ of Section 10, Township 2, Range 6 West, in DeSoto County Mississippi, said part being shown on plat of DeSoto Heights Subdivision of record in Book 1, Page 33, in the records of the Chancery Court Clerk of DeSoto County, Mississippi, and being more particularly described as follows: BEGINNING at a point in the east line of Mississippi State Highway 305, 100 feet South of the South line of Lot 6 of said DeSoto Heights Subdivision; thence Eastwardly and parallel to the South line of said Lot 6, 140 feet more or less, to a point; thence Southwardly parallel to the East line of said Mississippi State Highway No. 305, 190 feet more or less to a point in the North line of College Road; thence Westwardly with the Northerly side line of College Road to a point where said Northerly side line intersects the Easterly side line of Mississippi State Highway No. 305; thence Northwardly with the East side line of said Highway, 175 feet more or less, to the point of beginning.  
LESS AND EXCEPT: A 0.62 acre lot in part of Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi.

Beginning at a point in the east right of way of MS Hwy. 305 (80 ft. wide), said point being 100.0 feet South of the southwest corner of lot 6 of DeSoto Heights Subdivision in Sect. 10, T-2-S, R-6-W; thence South 87 deg. 04' east 124.04 feet to a corner post in an existing fence; thence South 4 deg. 51 minutes East 159.15 feet along said fence to a point; thence South 10 deg. 39 minutes West 56.34 feet along said fence to a point in the centerline of College Road; thence North 82 deg. 22 minutes West, 124.12 feet along said centerline of College Road to a point in the east right of way of MS Hwy. 305; thence North 1 deg. 06 minutes West 203.85 feet along said right of way to the point of beginning. Being the same property conveyed to Shirley Dale (Brown) Ammons at Warranty Deed dated May 31, 2001, in Book 0393, Page 0488, in the Chancery Clerk's Office of DeSoto County, Mississippi.

I WILL CONVEY only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 25th day of August 2015.

Jeff D. Rawlings, Substituted Trustee for Renasant Bank

Dates of Publication: September 1, 8, 15, 22, 2015